

09898/21

I-9902/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

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District Sub-Registrar-II  
Alipore, South 24 Parganas

29 OCT 2021

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of  
October, TWO THOUSAND AND TWENTY ONE  
BETWEEN

*[Faint handwritten notes and signatures in the bottom right corner]*

20480

09 AUG 2021

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014

No.....Rs.-10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (3)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*Charan Chandra Hoze*



8503

For ROXBURY VANUJA PVT. LTD.

*Charan Chandra Hoze*

Director / Authorized Signatory



8504

MISHMI DEVELOPERS LLP

*Krishanu Sana*

Designated Partner/Authorized Signatory



8505

Identified by me

Niles Kundu.

S/o. - Lt. N.G. Kundu.

36/1A, Elgin Rd.

Kolkata - 700 020.



District sub-Registrar

Alipore, South 24 Parganas

28 OCT 2021

**ROXBURY VANIJYA PVT LTD, PAN AAHCRO594G**, a company incorporated under the Companies Act, 1956 having its registered office at 8H/8, Bhukailash Road, P.O.-Khidirpur, P.S.- Ekbalpore, Kolkata – 700 023, being represented by its authorized representative **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late BiswaSundarMozumder by Nationality- Indian, Residing at 41, Kansari Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025 hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

**MISHMI DEVELOPERS LLP, (LLPIN: AAX-3271) (PAN ABQFM9963R)** a Limited Liability Partnership Firm having its regd. Office at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata – 700025 being represented by **KRISHANU JANA (PAN NO.ANYPJ3721A), (ADHAAR NO.5476 6157 2831), (MOBILE NO. 8584040508)**, son of **PULAKESH JANA**, residing at VILL-Guaberia, P.O- Tabakhali, P.S- Guaberia, Purba Medinipur, West Bengal-721635, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

**WHEREAS**

By virtue of a Deed of Conveyance being no. 4940 for the year 2008, registered in Book No. I, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar – Sonarpur, M/s. B K Consortium Engineers



  
District sub-Registrar-II

Allahabad - South 24 Parganas

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Pvt Ltd purchased from Mr. Santosh Kumar Pathak and Kumari Bithika Pathak all that piece and parcel of land admeasuring 6.18 Acres of land in various R.S. & L.R. Dags of Mouza Jagaddal, J. L. No. 71 and 6.85 Acres of land in various R.S. & L.R. Dags of Mouza Elachi, J L No. 70 aggregating to 13.03 Acres of land be the same a little more or less and recorded its name in L.R Khatian no. 2595 of Mouza Jagaddal and L.R. Khatian No. 1270 of Mouza: Elachi, Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **Entire Property**'.

By virtue of a Deed of Conveyance being no. 160404490 for the year 2015, registered in Book No. I, CD Volume No. 1604-2015, Pages 9427 to 9449, registered in the office of District Sub Registrar - IV, South 24 Paraganas M/s. ROXBURY VANIJYA PVT LTD. the vendor herein therein referred to as the purchaser purchased from M/s. B.K. Consortium Engineers Pvt Ltd all that the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 26 decimal of land in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded its name in L.R Khatian no. 3569 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/s. ROXBURY VANIJYA PVT LTD, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 26 decimal of land in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, appertaining to L.R. Khatian No. 3569, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and herein after referred to as the **"SAID LAND"**.

THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.



  
District sub-Registrar

Almorha, South 24 Parganas

28 OCT 2021

The Vendor shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

The Vendor also assured the PURCHASER herein that it has not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

The Vendor also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

The Vendor have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 26 decimal of land in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, appertaining to L.R. Khatian No. 3569, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, Post office South Jagaddal and Police Station- Sonarpur i.e the "SAID LAND" which is morefully and particularly mentioned in Schedule herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only** of the lawful money of the Union of India well and truly



  
District sub-Registrar-II

Allure, South 24 Parganas

20 OCT 2024



paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land ) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 812 corresponding to L.R. Dag no. 962 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land ) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the vendor or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendoris now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted,



*[Handwritten signature]*

District sub-Registrar-II

Allure, South 24 Parganas

2 OF OCT 2024

transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

**THE SCHEDULE ABOVE REFERRED TO  
SCHEDULE  
(SAID LAND/DEMISED LAND)**

**ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 10 decimal out of 26 decimal of land in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, appertaining to L.R. Khatian No. 3569,



*[Handwritten signature]*

District sub-Registrar - II

Alibore, South 24 Parganas

20 OCT 2024

situate at Mouza Jagaddal, J.L. No. 71, Post Office: South Jagaddal, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas as delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr B.C. Roy Road*)

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. *Anuj Jalan*  
36/1A ELGIN Road  
Kolkata - 700020.
2. *Banab K. Sathadhas*  
36/1A, Elgin Road, Kol-20.

For ROXBURY VARIJYA PVT. LTD.

*Chandral Hazumaler*  
Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Anuj Jalan*
2. *Banab K. Sathadhas*

MISHMI DEVELOPERS LLP

*Krishanu Jana*  
Designated Partner/Authorized Signatory

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - WB/547/09



*[Handwritten signature]*

District sub-Registrar-#

● Allpore - South 24 Parganas

20 OCT 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of *Rs. 46,00,000/- (Rupees Forty Six Lacs) only*

WITNESSES :

- 1) *Anil Jaiswal*
- 2) *Banab K. Subudhas*

For ROXBURY VANIJYA PVT. LTD.

*Chandeeal Hazumale*

Director / Authorized Signatory

**VENDORS**



District sub-Registrar

Alipore South 24 Parganas

20 OCT 2024

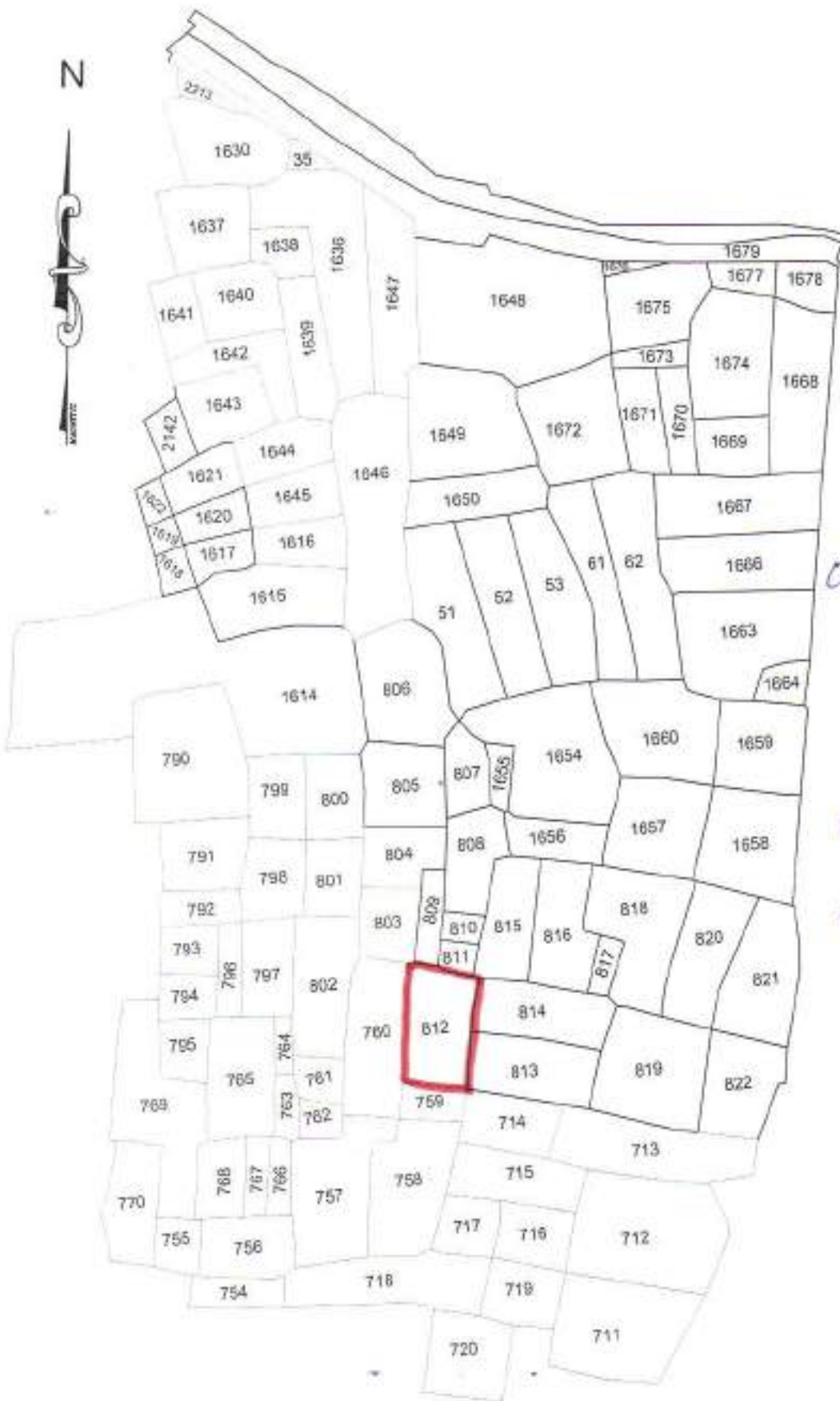


**SALE DEED PLAN (As Per R.S. Mouza Map)**

**RS.DAG.NO.- 812 LR.DAG.NO.- 962**

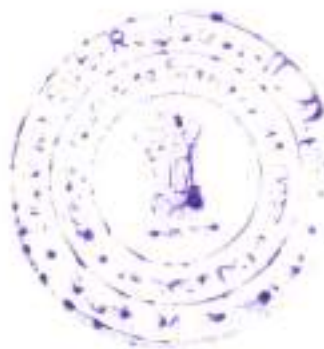
**MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,**

**DIST.- 24 PARGANAS SOUTH,**



For ROXBURY VANIJYA PVT. LTD.  
*Chandrad Hojunder*  
Director / Authorized Signatory

MISHMI DEVELOPERS LLP  
*Krishanu Jana*  
Designated Partner/Authorized Signatory



District sub-Registrar-8

Allura South 24 Parganas

20 OCT 2021

## FINGERPRINTS



	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name: C. HANCHAL MOZUMDER

Signature: C. Hanchal Mozumder



	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name: KRISHANU JANA

Signature: Krishanu Jana

PHOTO

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name: .....

Signature: .....



District sub-Registrar-II

Alipore, South 24 Parganas

20 OCT 2024



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220102221611 Payment Mode: Online Payment  
GRN Date: 27/10/2021 17:51:20 Bank/Gateway: ICICI Bank  
BRN : 69358048 BRN Date: 27/10/2021 17:10:04  
Payment Status: Successful Payment Ref. No: 2002135923/1/2021  
[Query No\*Query Year]

Depositor Details

Depositor's Name: MISIMI DEVELOPERS LLP  
Address: 41, Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002135923  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002135923/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002135923/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2002135923/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49105
			<b>Total</b>	<b>245479</b>

IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002135923/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Chanchal Mozumder 41, Kansari Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalignat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Seller [ROXBUR Y VANIJYA PRIVATE LIMITED ]			<i>Chanchal Mozumder</i> 28-10-21
2	Mr KRISHANU JANA JANA VILL- Guaberia., City:- Not Specified, P.O:- Tabakhali, P.S:- Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635	Represent ative of Buyer [MISHMI DEVELOP ERS LLP ]			<i>Krishanu Jana</i> 28/10/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILESH KUNDU Son of Mr N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Mr Chanchal Mozumder, Mr KRISHANU JANA JANA			<i>Nilesh Kundu</i> 28-10-2021.



*P*  
District sub-Registrar,

Allore - South 24 Parganas

28 OCT 1979



(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



District sub-Registrar

Alibora, South 24 Parganas

20 OCT 2021

रॉयल्टी विभाग  
INCOME TAX DEPARTMENT  
ROYALTY FAMILY PRIVATE  
LIMITED

भारत सरकार  
GOVT OF INDIA

TSD0014  
Payment Order Number

AACR0810



FOR ROYALTY FAMILY PRIVATE LIMITED

*[Handwritten Signature]*

Director / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABQFM9963R

नाम / Name	MISHMI DEVELOPERS LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	08/06/2021
	

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक कदम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स सहायता, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व सहायता आदि भी शामिल हैं।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) अथवा अधिनियम, 1961 के तहत विहित कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (अथवा नियम, 1962 के नियम 114B का संदर्भ लें)।
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"  
इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एडिंज्ड क्वर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

Fold

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

ABQFM9963R

नाम / Name  
MISHMI DEVELOPERS LLP

निगमन / गठन की तारीख /  
Date of Incorporation/Formation  
08/06/2021



In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, ITITD,  
Plot No. 3, Sector 11, CBD, Gurgaon,  
Near Neelam - 400 614.

यदि कार्ड खोया/प्राप्त हो जाए, कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, ITITD,  
प्लॉट नं. 3, सेक्टर 11, सीडी, गुरुगढ़,  
नजदीक नीलम - 400 614.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

CHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPN22908

*Ch. Mozumder*

Signature









भारत सरकार  
Government of India



नाम: श्री. अ. अ. अ.  
Charanlal Khosla  
जन्म तिथि: 01/01/1984  
पुल: 10/10/10



9894 2962 0217

मेरा आधार, मेरी पहचान



भारतीय पहचान प्रमाणिका  
Unique Identification Authority of India

नाम: श्री. अ. अ. अ.  
पता: 41, मेरी गली, मेरी  
समस्या, मेरी गली, मेरी गली,  
मेरी गली, मेरी गली,  
00000

नाम: श्री. अ. अ. अ.  
पता: 41, मेरी गली, मेरी  
समस्या, मेरी गली, मेरी गली,  
मेरी गली, मेरी गली,  
00000

9894 2962 0217





लायकर विभाग

सोशल सेक्टर

INCOME TAX DEPARTMENT

SOCIAL SECTOR

KUSHANU JANA

PULAKESH JANA

21/06/1982

Permanent Account Number

ANY7J5721A

*Kushanu Jana*







ভারত সরকার

Government of India

ভারত সরকার (Aadhaar) Enrollment No. 1040/9418306413

ভারত সরকার (Aadhaar) Enrollment No. 1040/9418306413

To:
Aadhaar ID Card
50, Yashwantrao Chavan Road,
W-1, Gandhinagar,
Bangalore - 560075,
Karnataka, India



ভারত সরকার (Aadhaar) Enrollment No.

5476 6157 2831

আমার আদার, আমার পারমাণ



ভারত সরকার
Government of India



To:
Aadhaar ID Card
50, Yashwantrao Chavan Road,
W-1, Gandhinagar,
Bangalore - 560075,
Karnataka, India



5476 6157 2831

ভারত সরকার (Aadhaar) Enrollment No.



ভারত সরকার (Aadhaar) Enrollment No.

To:
Aadhaar ID Card
50, Yashwantrao Chavan Road,
W-1, Gandhinagar,
Bangalore - 560075,
Karnataka, India



Address:
50 Yashwantrao Chavan Road, W-1,
Gandhinagar, Bangalore - 560075,
Karnataka - India

5476 6157 2831

ভারত সরকার

ভারত সরকার

ভারত সরকার

- ভারত সরকার (Aadhaar) Enrollment No.
• ভারত সরকার (Aadhaar) Enrollment No.
• ভারত সরকার (Aadhaar) Enrollment No.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
• To establish identity, authenticate using
• The Aadhaar ID Card generates below

- ভারত সরকার (Aadhaar) Enrollment No.
• ভারত সরকার (Aadhaar) Enrollment No.
• ভারত সরকার (Aadhaar) Enrollment No.
• ভারত সরকার (Aadhaar) Enrollment No.



## Major Information of the Deed

Deed No :	I-1602-09902/2021	Date of Registration	29/10/2021
Query No / Year	1602-2002135923/2021	Office where deed is registered	
Query Date	21/10/2021 2:28:26 PM	1602-2002135923/2021	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 46,00,000/-	Rs. 49,09,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-962 (RS :-812 )	LR-3569	Bastu	Shali	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>10Dec</b>	<b>46,00,000 /-</b>	<b>49,09,095 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ROXBURY VANIJYA PRIVATE LIMITED</b> 8H/8, Bhukailash Road, City:- Not Specified, P.O:- Khidirpur, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MISHMI DEVELOPERS LLP</b> 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No.:: ABxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Chanchal Mozumder (Presentant )</b> Son of Late Biswa Sundar Mozumder 41, Kansari Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : ROXBURY VANIJYA PRIVATE LIMITED (as )
2	<b>Mr KRISHANU JANA JANA</b> Son of Mr PULAKESH JANA VILL- Guaberia,, City:- Not Specified, P.O:- Tabakhali, P.S:-Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1A, Aadhaar No: 54xxxxxxxx2831 Status : Representative, Representative of : MISHMI DEVELOPERS LLP (as )

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Mr N G KUNDU 35/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			

Identifier Of Mr Chanchal Mozumder, Mr KRISHANU JANA JANA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ROXBURY VANIJYA PRIVATE LIMITED	MISHMI DEVELOPERS LLP-10 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 962, LR Khatian No:- 3569	Owner:রক্তবতি বালিকা প্রা কি, Address:বিল , Classification:বাগি, Area:0.10000000 Acre,	ROXBURY VANIJYA PRIVATE LIMITED



On 28-10-2021

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:45 hrs on 28-10-2021, at the Private residence by Mr Chanchal Mozumder ,

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,09,095/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder, , ROXBURY VANIJYA PRIVATE LIMITED (Private Limited Company), 8H/8, Bhukailash Road, City:- Not Specified, P.O:- Khidirpur, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr KRISHANU JANA JANA, , MISHMI DEVELOPERS LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kailghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 29-10-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49,137/- ( A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/10/2021 5:52PM with Govt. Ref. No: 192021220102221611 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69358048 on 27-10-2021, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs. 10/-  
by online = Rs 1,96,374/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 347901, Amount: Rs.10/-, Date of Purchase: 09/08/2021, Vendor name:  
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/10/2021 5:52PM with Govt. Ref. No: 192021220102221611 on 27-10-2021, Amount Rs: 1,96,374/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 69358048 on 27-10-2021, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160209902 for the year 2021.



Digitally signed by Samar kumar pramanick  
Date: 2021.11.18 11:30:47 +05:30  
Reason: Digital Signing of Deed.

Samar Kumar Pramanick) 2021/11/18 11:30:47 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

